133.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,300 /	828,300
					USE VALUE:	828,300 /	828,300
					ASSESSED:	828,300 /	828,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROWE LAURA A
Owner 2:	PAULOS AARON M
Owner 3:	
Street 1:	16 TEMPLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT JASON & SUZANNE DEASY -
Owner 2:	-
Street 1:	16 TEMPLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,368 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1249 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5368.000	300,500	4,900	522,900	828,300
Total Card	0.123	300,500	4,900	522,900	828,300
Total Parcel	0.123	300,500	4,900	522,900	828,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 663.06 | /Parcel: 663.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

85516

GIS Ref

GIS Ref

Insp Date

12/04/08

!10370!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,600	4900	5,368.	522,900	828,400	828,400	Year End Roll	12/18/2019
2019	101	FV	251,100	4900	5,368.	552,000	808,000	808,000	Year End Roll	1/3/2019
2018	101	FV	251,100	4900	5,368.	406,700	662,700	662,700	Year End Roll	12/20/2017
2017	101	FV	251,100	4900	5,368.	389,300	645,300	645,300	Year End Roll	1/3/2017
2016	101	FV	221,400	4900	5,368.	360,200	586,500	586,500	Year End	1/4/2016
2015	101	FV	209,700	4900	5,368.	302,100	516,700	516,700	Year End Roll	12/11/2014
2014	101	FV	209,700	4900	5,368.	295,200	509,800	509,800	Year End Roll	12/16/2013
2013	101	FV	209,700	4900	5,368.	281,200	495,800	495,800		12/13/2012

PRINT

Date	Time
12/11/20	00:40:54

LAST REV

Date	Time
10/23/20	08:39:20
danam	
10370	

USER DEFINED

Prior Id # 1:	85516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT JASON &	75165-403		7/20/2020		995,000	No	No		
ECKHARDT DENISE	64344-350		10/7/2014		612,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1441	Addition	87,500					add 3rd story addi
12/31/2015	1985	Addition	35,000					
12/11/2015	1912	Demoliti	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
7/29/2020	Permit Visit	DGM	D Mann
7/26/2016	Left Notice	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
12/4/2008	Meas/Inspect	336	PATRIOT
12/16/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
8/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5368		Sq. Ft.	Site		0	90.	1.08	10									522,934						522,900	

Total AC/HA: 0.12323 | Total SF/SM: 5368 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 522,934 | Spl Credit | Total: 522,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	104300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369191
Depreciation:	68670
Depreciated Total:	300522

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

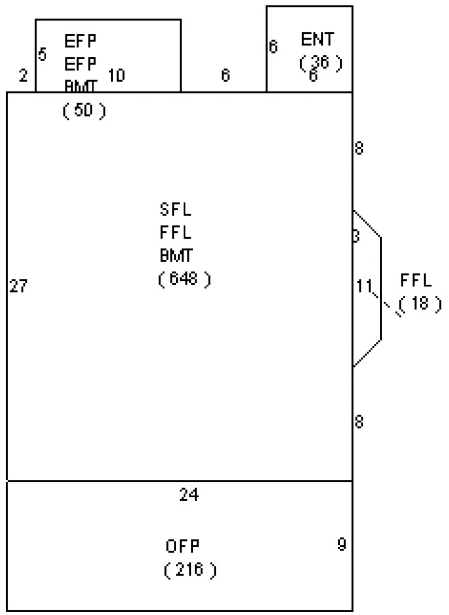
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	698	52.120	36,379
FFL	First Floor	666	173.730	115,703
SFL	Second Floor	583	173.730	101,318
OFP	Open Porch	216	23.900	5,161
EFP	Enclos Porch	100	53.900	5,390
ENT	ENTRY	36	26.130	941

	Net Sketched Area:	2,299		Total:	264,892
Size Ad	1249.2000	Gross Are	2364	FinArea	1249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	130.71
Final Total:	300500	Val/Su SzAd	240.55

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900